

FINAL  
SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT

## DEMOLISH WHERRY HOUSING UNITS

RCS # 06-737

EGLIN AIR FORCE BASE, FLORIDA  
September 2006

The proposed action is to demolish Wherry Housing units in the Eglin Main Base military family housing area including any detached carports. This is a supplemental EA to RCS 95-862 "*Demolition of Old Wherry Housing Units on Eglin Main Base*"



By:  
96 CEG/CEVSP  
Eglin Air Force Base FL

Report Documentation Page				Form Approved OMB No. 0704-0188	
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1. REPORT DATE <b>SEP 2006</b>		2. REPORT TYPE		3. DATES COVERED <b>00-00-2006 to 00-00-2006</b>	
4. TITLE AND SUBTITLE <b>Final Supplemental Environmental Assessment Demolish Wherry Housing Units</b>				5a. CONTRACT NUMBER	
				5b. GRANT NUMBER	
				5c. PROGRAM ELEMENT NUMBER	
6. AUTHOR(S)				5d. PROJECT NUMBER	
				5e. TASK NUMBER	
				5f. WORK UNIT NUMBER	
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) <b>96 Civil Engineer Group (CEVSP),Environmental Analysis Section,Eglin AFB,FL,32542</b>				8. PERFORMING ORGANIZATION REPORT NUMBER	
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)				10. SPONSOR/MONITOR'S ACRONYM(S)	
				11. SPONSOR/MONITOR'S REPORT NUMBER(S)	
12. DISTRIBUTION/AVAILABILITY STATEMENT <b>Approved for public release; distribution unlimited</b>					
13. SUPPLEMENTARY NOTES					
14. ABSTRACT					
15. SUBJECT TERMS					
16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT <b>Same as Report (SAR)</b>	18. NUMBER OF PAGES <b>19</b>	19a. NAME OF RESPONSIBLE PERSON
a. REPORT <b>unclassified</b>	b. ABSTRACT <b>unclassified</b>	c. THIS PAGE <b>unclassified</b>			

# **FINDING OF NO SIGNIFICANT IMPACT**

## **DEMOLITION OF WHERRY HOUSING UNITS EGLIN AFB FLORIDA**

RCS 06-737

This finding and the analysis upon which it is based was prepared pursuant to the President's Council on Environmental Quality regulations for implementing the procedural provisions of the National Environmental Policy Act (40 Code of Federal Regulations 1500-1508), 32 CFR Part 989, and Department of Defense Directive 6050.1, the Department of the Air Force has conducted an Environmental Assessment (EA) of the probable environmental consequences for the demolition of 625 Wherry housing units, Eglin Air Force Base (AFB), Florida. This is a Supplemental EA to an earlier EA, "*Environmental Assessment for Demolition of Old Wherry Housing Units on Eglin Main Base*", dated July 1996 (ECN 95-862).

### **Description of Proposed Action and Alternative**

#### **The Proposed Action**

The 96 Civil Engineer Group Housing Division proposes to demolish all 625 Wherry housing units and detached garages located within the Eglin AFB Housing Area. Demolition would occur as a phased demolition IAW the requirements of the recent *Housing Requirements and Market Analysis* dated August 2006.

This project would involve demolition of all Wherry housing unit structures and foundations, bus shelters, detached carports, garages and all sidewalks. Asphalt streets and buried utilities would not be included in this demolition. Streets would be left in place and utilities would be capped in place.

#### **No Action Alternative**

The No Action Alternative would be to take no action pertaining to demolition of the Wherry housing units.

### **Alternative Eliminated from further Analysis**

Renovation of the Wherry housing units was considered but was dismissed as a viable alternative. These housing units are in poor condition and were originally built to such outdated construction codes and standards that safety of the residents is at risk. Necessary renovations would include: electrical rewiring, re-plumbing, construction of additional bathrooms or laundry room as required, and the addition of a new roof system.

### **Affected Environment**

Based upon the scope of the Proposed Action and Alternative, the following environmental resources were determined to be the affected environment; Air Quality, Water Resources, Hazardous Materials and Waste, and Solid Waste.

There are no sensitive biological habitats or threatened and endangered species affected by this demolition action; a Section 7, Endangered Species Act consultation with the US Fish and

Wildlife Service is not required. The proposed action is consistent with the Florida Coastal Management Act under the Procedural Negative Determination Agreement, dated 3 March 2006.

There are no archeological sites or historic buildings affected by this demolition action; a Section 106, Historic Preservation Act consultation with State Historic Preservation Officer is not required. The Air Force completed consultations For Wherry (and Capehart) housing with the Advisory Council for Historic Preservation, the National Conference of State Historic Preservation Officers, and the National Trust for Historic Preservation (18 Nov 2004). Demolition of Eglin's Wherry would not interfere with the AF's commitments under this consultation; therefore no further consultation or mitigation is required to demolish Eglin's Wherry housing.

### **Anticipated Environmental Effects**

Anticipated environmental effects involving Air Quality, Water Resources, Hazardous Materials and Waste, and Solid Waste are presented Section 4 of the EA. Environmental analysis identified no significant impacts to human health or the environment.

Air Quality: Compliance with Eglin's Title V permit and all applicable requirements is mandatory. Reasonable precautions would be taken to minimize fugitive particulate emissions during ground disturbing demolition activities in accordance with FAC 62-296. The AF proponent's compliance with the permit and with implementation of these precautions is required. Therefore adverse impacts to air quality are not expected.

Water Quality: A National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharge associated with the Wherry demolition project would be required. The NPDES permitting process controls amounts and types of contaminants introduced into the waters of the United States from nonpoint sources such as construction sites. The Florida Department of Environmental Protection implements the NPDES permitting process. Additionally, it will be necessary to acquire a Stormwater Discharge Permit (FAC Chapter 62-25). The NPDES permitting process will require the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). Compliance with this permitting process and with the implementation of the SWPPP is required. Therefore adverse impacts to water quality are not expected.

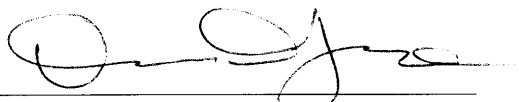
Hazardous Material and Waste: Hazardous materials and waste are subject to and managed according to both federal and state of Florida regulations. The AF proponent's compliance with FAC 62-257 and 40 CFR 61.45 requiring State notification of demolition activities is mandatory. Implementation of the management requirements identified in Chapter 5 of this EA would further minimize environmental impact. Compliance with these federal and state regulations is required. Therefore adverse impacts to the environment related to hazardous materials and waste are not expected.

Solid Waste: The AF proponent is required to properly dispose of all Asbestos-containing Building Materials and Construction and Demolition Waste IAW AFI-9004, *Disposal of Real Property*. The AF Recycling Program would further minimize any potential impact due to solid waste generation. Compliance with these regulations, programs, and management requirements

identified in this EA is required. Therefore adverse impact to the environment related to solid waste generation is not expected.

### **FINDING OF NO SIGNIFICANT IMPACT**

Based on my review of the facts and the Environmental Assessment, I conclude that the proposed demolition of 625 Wherry housing units, Eglin Main Base Florida, will not have a significant adverse impact of a long-term nature to the quality of the human or natural environment. This analysis fulfills the requirements of the National Environmental Policy Act, the President's Council on Environmental Quality regulations, and 32 CFR 989. Therefore an environmental impact statement is not required and will not be prepared.



DENNIS D. YATES, Colonel, USAF  
Commander, 96th Civil Engineer Group

11 SEP 06

Date

# FINAL SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT

## **Demolish Wherry Housing Units**

RCS # 06-737

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## **1.0 NEED AND PURPOSE**

Eglin AFB and Hurlburt Field have been identified as having a "surplus" of Military Family Housing (MFH) dwelling units. This was determined by the *Housing Requirements Market Analysis* (HRMA) completed in August 2006. The approved HRMA determines the installation's housing requirement. Once surplus housing units are identified, the installation must develop a disposal plan using a methodical and phased approach to reduce and consolidate family housing.

In order to meet this disposal requirement, the Wherry MFH units located on Eglin Main Base have been selected for demolition.

### **1.1 LOCATION OF THE PROPOSED ACTION**

The Wherry MFH units are located within the Eglin Main Base Housing Area (Figure 1). These housing units, constructed during the period between 1951 and 1958 were among the first MFH units constructed on Main Base. They are located on the west side of the main base with convenient access through the West Gate to Shalimar and Fort Walton Beach.

### **1.2 SCOPE OF THE ENVIRONMENTAL REVIEW**

The Scope of this Environmental Assessment (EA) is limited to the anticipated environmental issues that were identified by the Environmental Impact Analysis Review Process, and it is a supplement to an earlier EA, "*Demolition of Old Wherry Housing Units on Eglin AFB, Florida*", dated July 1996.

#### **RESOURCES ELIMINATED FROM DETAILED ANALYSIS**

The following Resources were eliminated from detailed analysis based upon comments provided by Eglin interdisciplinary reviewers and resource managers during review of the AF Form 813 (RCS 06-737, 31 August 06). It is the expectation that these parameters would not be adversely impacted and therefore they have not been carried forward for further analysis.

Biological Resources: There are no sensitive habitats or threatened and endangered species affected by this demolition action. This action has already been deemed to be consistent with the Florida Coastal Management Program (FCMP) under the Procedural Negative Determination Agreement (PNDA) as agreed upon by the Florida Department of Environmental Protection (FDEP), the Florida Fish and Wildlife Conservation Commission (FWC) and Eglin AFB, signed 3 March 2006 (Miller '06).

Cultural Resources: For Wherry housing, the Air Force completed consultations with the Advisory Council for Historic Preservation (ACHP) and the National Conference of State Historic Preservation Officers (NCSHPO), and the National Trust for Historic Preservation (18 Nov 2004). Demolition of Eglin's Wherry would not interfere with the AF's commitments under this consultation; therefore no further consultation or mitigation is required to demolish Eglin's Wherry housing.

Geology and Soils: The Environmental Restoration Office reports there are no concerns in the Wherry housing area. No Environmental Restoration Program (ERP) sites are located in the Wherry area. The key issue of concern is the transport of soils through erosion caused by increased stormwater runoff from increased impervious surface areas. Since demolition would be a reduction of impervious surfaces, this potential impact of transporting soils and demolition debris in stormwater will be addressed in the Water Resource analysis section.

Safety: Demolition activities would be accomplished using traditional methods without the use of high explosives or similar hazardous materials. Qualified contractors would perform demolition activities. Contractors would be required to follow applicable OSHA requirements during demolition, which typically include the preparation of appropriate job site safety plans. These plans explain that the contractor would assure job safety throughout the life of the project.

Noise: Although demolition activities would generate an increase in noise, it would be minor compared to present conditions. Both construction and demolition noise are brief, daytime-only occurrences that would not appreciably alter the current average noise environment.

#### RESOURCES UPDATED AND STUDIED IN DETAIL

Based upon the scope of the Proposed Action and Alternative, the following environmental resources warranted evaluation and updating in this supplemental EA.

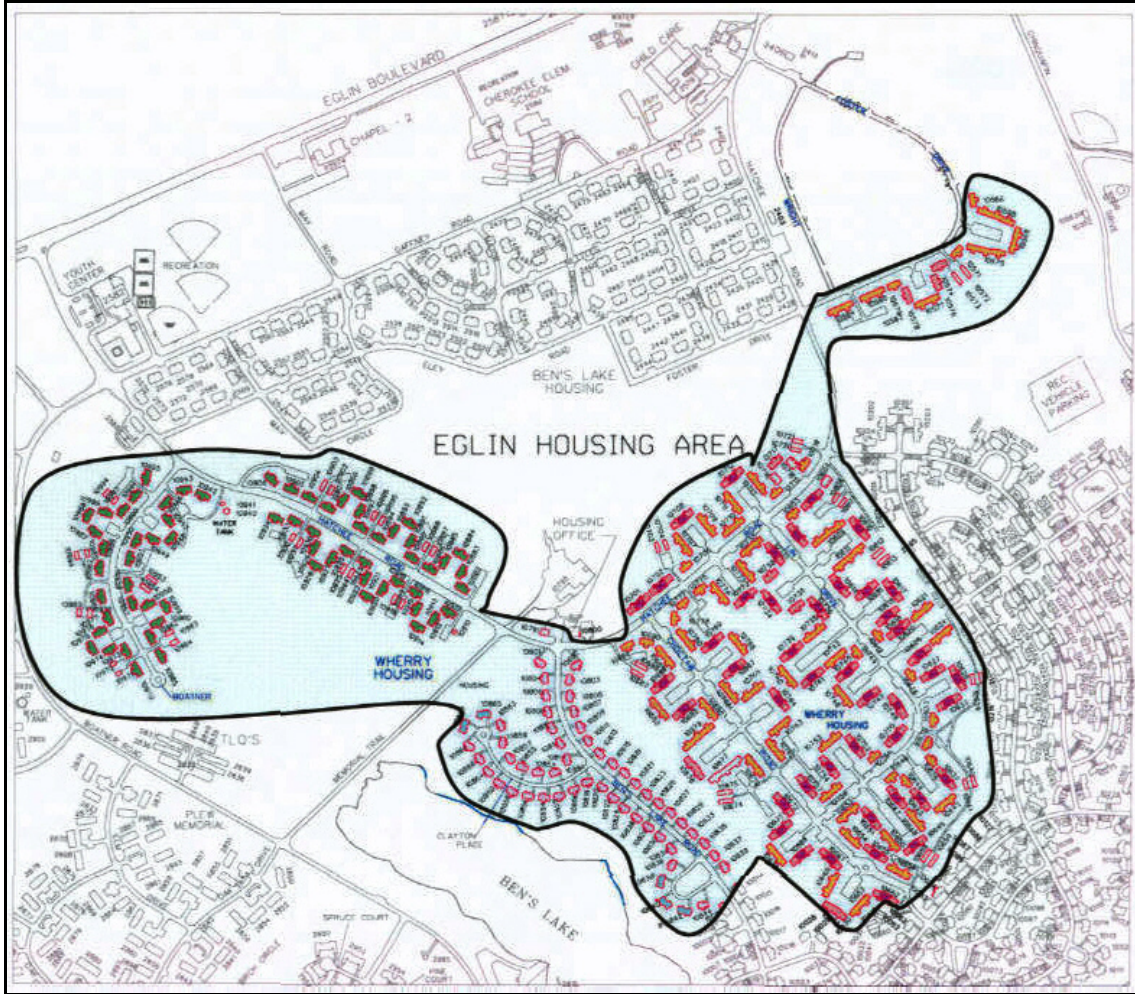
Air Quality: Air quality is determined by the type and amount of pollutants emitted into the atmosphere, the size and topography of the air basin, and prevailing meteorological conditions.

Water Resources: Water resources include ground water, streams, lakes, bays, bayous, sounds, and wetlands within or near project area.

Hazardous Materials and Waste: Hazardous materials (HAZMAT) and waste are subject to and are managed according to both federal and state of Florida regulations. Asbestos-containing materials, lead-based paint, chlordane, polychlorinated biphenyls (PCB) are HAZMATs and Waste associated with housing demolition.

Solid Waste: Wherry housing demolition would generate solid waste. These include construction and demolition debris, asbestos, carpet, cardboard, wood, metal, plastic, furniture, and other materials not expected to produce a leachate.





**Figure 1**  
Wherry Housing Site Location

These housing units, constructed during the period between 1951 and 1958 were among the first MFH units constructed on Eglin AFB

## **2.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVE**

### **2.1 DESCRIPTION OF PROPOSED ACTION**

The 96 Civil Engineer Group Housing Division proposes to demolish all 625 Wherry housing units and detached garages located within the Eglin AFB Housing Area. Demolition would occur as a phased demolition IAW the requirements of the recent *Housing Requirements and Market Analysis* dated August 2006.

Demolition of Wherry housing would involve housing unit structures and foundations, bus shelters, detached carports, garages and all sidewalks. Asphalt streets and buried utilities would not be included in this demolition. Streets would be left in place and utilities would be capped in place.

Wherry housing consists of a variety of single units, duplexes, quadraplexes, and detached garages. See Photographs 1, 2, 3, 4, & 5 for depiction of typical units.

No part of this Wherry demolition project would occur in a floodplain or a wetland.

### **2.2. DESCRIPTION OF THE NO ACTION ALTERNATIVE**

The No Action Alternative would be to take no action pertaining to demolition of the Wherry housing units.

### **2.3 ALTERNATIVE CONSIDERED BUT NOT CARRIED FORWARD FOR ANALYSIS**

Renovation of the Wherry housing units was considered but was dismissed as a viable alternative. These housing units are in poor condition and were originally built to such outdated construction codes and standards that safety of the residents is an issue. Necessary renovations would include: electrical rewiring, re-plumbing, construction of additional bathrooms or laundry room as required, and the addition of a new roof system.



**PHOTO 1**  
Typical Wherry Duplex



**PHOTO 2**  
Typical Wherry Quadruplex





**PHOTO 3**  
Typical Wherry Single Unit

All concrete driveways and sidewalks would be demolished along with the building foundations and structures. Paved roads would not be demolished and utilities would remain in place and be capped.



**PHOTO 4**  
Typical Wherry Detached Garage  
A façade and doors have been added to the typical carport



**PHOTO 5**  
Typical Wherry Detached Carport  
Original carport without façade and doors

### 3.1 INTRODUCTION

This section describes the present condition of the resource areas deemed necessary for evaluation and updating as a result of the Eglin EIAP of August 31, 2006

### 3.2 AIR QUALITY

Air quality is determined by the type and amount of pollutants emitted into the atmosphere, the size and topography of the air basin, and prevailing meteorological conditions.

Demolition activities would involve disturbances of the ground surface and building materials. Slab foundations, sidewalks, and concrete driveways would be demolished and removed.

### 3.3 WATER QUALITY:

Water resources include ground water, streams, lakes, bays, bayous, sounds, and wetlands within or near project area.

Portions of Wherry housing area are located in the immediate vicinity of the eastern shore of Bens Lake. Stormwater runoff during demolition operations would normally contain a variety of contaminants from debris. No part of Wherry housing area is located in a wetland or floodplain.

Although not immediately adjacent to Wherry housing area, Choctawhatchee Bay lies to the south. Ultimately stormwater runoff into Bens Lake would find its way to the Bay.

### 3.4 HAZARDOUS MATERIALS AND WASTE:

Hazardous materials and waste are subject to and managed according to both federal and state of Florida regulations. Asbestos-containing building materials, lead-based paint, chlordane, and PCB's are HAZMATS and Wastes associated with housing demolition.

### 3.5 SOLID WASTE

Wherry housing demolition would generate solid waste. These include construction and demolition debris, asbestos, carpet, cardboard, wood, metal, plastic, furniture, and other materials not expected to produce a leachate.

## Solid Waste continued

Demolition of Wherry housing would involve housing unit structures and foundations, bus shelters, detached carports, garages and all sidewalks. Asphalt streets and buried utilities would not be included in this demolition. Streets would be left in place and utilities would be capped in place.

Total solid waste tonnage for demolition of the 625 Wherry units (total gross floor area of 685,859 SF) can be estimated (77.6 lbs of waste per residential square foot. Source: USEPA, 1998). Therefore, approximately 26,600 tons of solid waste would be generated.

## **4.0 ENVIRONMENTAL EFFECTS**

### **4.1 THE PROPOSED ACTION**

#### **4.1.1 AIR QUALITY**

Potential impacts to air resources are possible from fugitive dust generated in the demolition and removal of materials comprising the affected structures. Air impacts are expected to be minimal, localized, and of short duration. Release of fugitive dust from site activities is not unlike wind generated dust from unstabilized sands, a naturally occurring event.

Compliance with Eglin's Title V permit and all applicable requirements is mandatory. Reasonable precautions would be taken to minimize fugitive particulate emissions during ground disturbing demolition activities in accordance with Florida Administrative Code (FAC) 62-296. The AF proponent's compliance with the permit and with implementation of these precautions is required. Therefore adverse impacts to air quality are not expected.

#### **4.1.2 WATER QUALITY:**

Potential impacts to water resources are possible from uncontrolled stormwater entering Bens Lake and eventually Choctawhatchee Bay. Stormwater could potentially carry debris particles and silt into these water bodies causing a degradation of water quality. Surface water runoff would be controlled using silt fencing or hay bales as needed. Utilization of Best Management Practices (BMP) would be imperative.

A National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharge associated with the Wherry demolition project would be required. The NPDES permitting process controls amounts and types of contaminants introduced into the waters of the United States from nonpoint sources such as construction sites. In Florida, the Florida Department of Environmental Protection (FDEP) implements the NPDES permitting process. Additionally, it will be necessary to acquire a Stormwater Discharge Permit (FAC Chapter 62-25). The NPDES permitting process will require the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP).

The AF proponent's compliance with this permitting process and with the implementation of the SWPPP is required. Therefore adverse impacts to water quality are not expected.



#### 4.1.3 HAZARDOUS MATERIALS AND WASTE:

Potential impacts to the environment are possible with the demolition of housing units. The presence of asbestos-containing materials and lead-based paint has been confirmed in the Wherry housing. Minor quantities of polychlorinated biphenyls are likely to be present in the ballasts of neon lighting fixtures, and mercury would be present in the lighting tubes and thermostats. The use of chlordane as a pesticide and its presence has not been confirmed in the Wherry housing area.

Hazardous materials and waste are subject to and managed according to both federal and state of Florida regulations. The AF proponent's compliance with FAC 62-257 and 40 CFR 61.45 requiring State notification of demolition activities is mandatory. Implementation of the management requirements identified in Chapter 5 of this EA would further minimize environmental impact.

The AF proponent's compliance with these federal and state regulations is required. Therefore adverse impacts to the environment related to hazardous materials and waste are not expected.

#### 4.1.4 SOLID WASTE

Wherry housing demolition would generate solid waste. Potential impacts from solid waste generation could occur if existing landfill capacity could not accommodate increased utilization. Potential impacts could occur if generated wastes were to be disposed improperly (improper uses of Class I and Class III landfills). Asbestos-containing building materials (ACBM) could only be disposed in a Class I, while Construction and Demolition (C&D) debris could only be disposed in a Class III.

Private companies own and operate most of the Class III landfills in the area. During interviews, these owners indicated confidence that while Hurricane Ivan debris did have an effect on the landfill capacity, the lifespan of the landfills were not shortened and expansion was not an issue. There are remedies for expansion of both Class I and Class III landfills IAW FDEP permitting requirements.

The AF proponent is required to properly dispose of all ACBM and C&D waste IAW AFI 32-9004, *Disposal of Real Property*. The AF Recycling Program would further minimize any potential impact due to solid waste generation.

The AF proponent's compliance with these regulations, programs, and management requirements identified in this EA is required. Therefore, adverse impact to the environment related to solid waste generation is not expected.

#### 4.2 THE NO ACTION ALTERNATIVE

Under the No Action Alternative, no new demolition of Wherry housing would occur. The environment within, and adjacent, to this area would remain as baseline and no impacts associated with Air Quality, Water Quality, Hazardous Materials and Waste, and Solid Waste beyond the scope of normal conditions and influences at this area would occur.

### **5.0 PLANS, PERMITS, and ENVIRONMENTAL MANAGEMENT REQUIREMENTS**

### 5.1 PLANS

- Storm Water Pollution Prevention Plan (SWPPP) is required (Mr. Brown, 882-7660)

### 5.2 PERMITS

- NPDES Permit (Mr. Brown, 882-7660)
- Stormwater Discharge Permit

### 5.3 ENVIRONMENTAL MANAGEMENT REQUIREMENTS

#### Air Quality

- Implement BMP for fugitive particulate control ( Mr. Wolfe, 882-7677)

#### Water Quality

- Coordination with 96 CEG/CEVCE is required. (Mr. Brown, 882-7660, and Teresa Jordan, 882-7655)
- Stormwater Best Management Practices (BMPs) consistent with Chapter 6 of *The Florida Development Manual: A guide to Sound Land and Water Management* (Florida Department of Environmental Regulation, now FDEP, 1988) will be implemented and maintained to minimize the potential for offsite impacts to receiving waters (Mr. Brown, 882-7660)
- 

#### Hazardous Materials and Waste

- PCB items must be removed prior to demolition (light ballasts) and mercury containing items (such as florescent tubes, thermostats) (Mr. Kauffman, 882-7665)
- A chlordane assessment would be required and coordinated with 96 CEG/CEVC prior to ground disturbance activities to determine the presence of the substance in soils. Any soils found contaminated with chlordane would need to be handled in accordance with 40 CFR 261 or FDEP requirements.
- Asbestos assessment is required (Mr. Kirksey, 873-8453)
- State Notification of demolition activities required. This notification must be made at least 10 days prior to demolition and a copy of the notice must be sent to 96 CEG/CEVCP. Also coordinate all disposals with 96 CEG/CEVCP (Mr. Kauffman, 882-7665)
- Insure demolition area does not include fuel storage tanks or septic tanks (Mr. Langley, 882-7658)

Solid Waste

- Recycling of C&D debris. 96 CEG/CEVCP (Mr. Whittington, 882-7672)
- Quantities of recycled or disposed concrete must be recorded and documented per DOD Measure of Merit, dated 06 Feb 2001. This requirement must be included in contract language. 96 CEG/CEVCP (Mr. Whittington, 882-7672)

// last item this page //

## **6.0 LIST OF PREPARERS**

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